

# GURNEE EAST POINT

3575 GRAND AVE, GURNEE, IL 60031



## PROPERTY DESCRIPTION

This mixed-use property spans over 6 acres on the hard corner of Belle Plaine and Grand Avenues, with over 450 feet of frontage on Grand Avenue. Nearly 30,000 vehicles per day pass the site. The building offers a wide variety of retail, office and warehouse space of up to 48,000 SF. There is also a high-visibility outlot on Grand Avenue available for ground lease. Zoning accommodates a wide variety of general retail and commercial uses, including self storage and drive-through restaurants (special use permit).

## PROPERTY HIGHLIGHTS

- Hard Corner with Full Access to Grand Avenue and Bell Plaine Avenue
- Close to 30,000 VPD Traffic Count
- Over 100,000 Population within 3 Miles
- Large Pylon Sign
- Outlot Available for New Construction/Ground Lease

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Maxar Technologies Brookside/A

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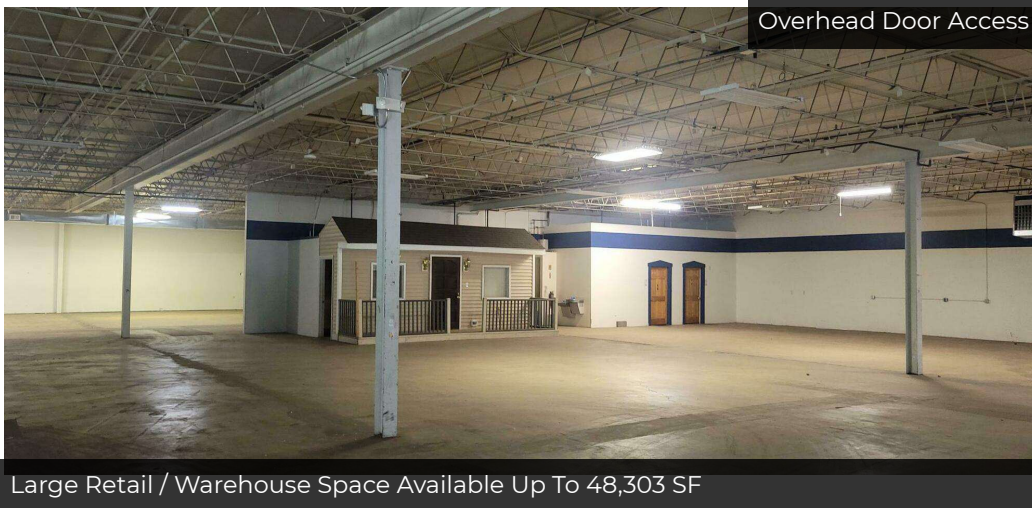
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3545 W Grand Avenue	34,700 - 48,303 SF	Gross	\$8.00 SF/yr	Former Restore by Habitat for Humanity, which occupied the space for many years. Exposure to east side of the building. Abundant, wide open space with two overhead doors and 14' clear height ceilings.
3555 W Grand Avenue	13,603 - 48,303 SF	Gross	\$8.00 SF/yr	Exposure to west side of the building. Abundant, wide open space with 14' clear height ceilings.
Outlot for Ground Lease	25,000 SF	Ground Lease	Negotiable	Pad site available for development. Perfect for drive-through restaurant or any single tenant use. Land area can be determined as needed.

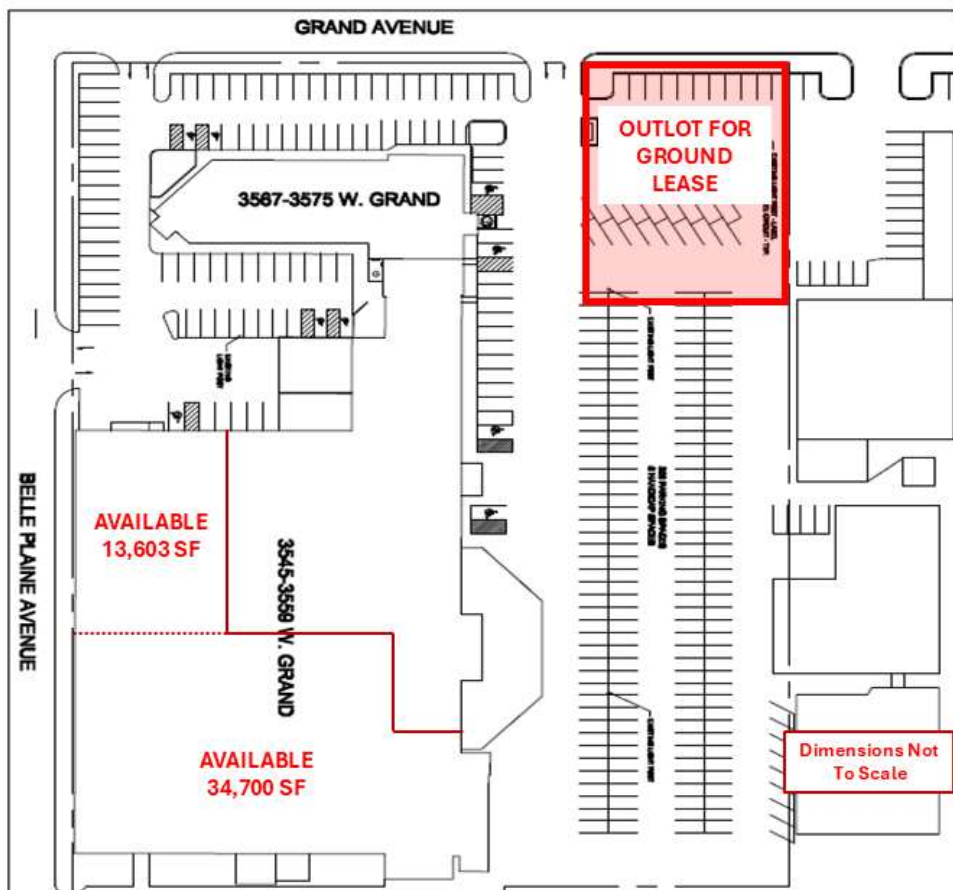
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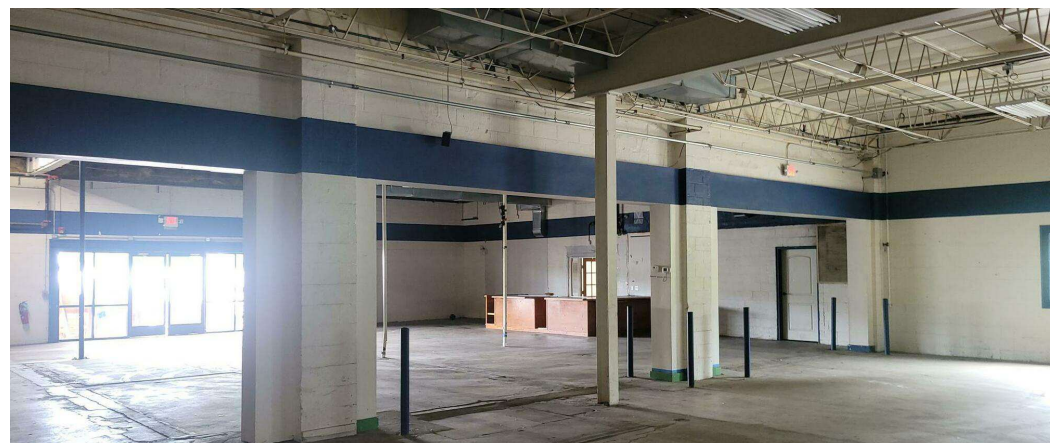
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Large Warehouse / Retail Space May Be Combined for Up To 48,303 SF



2 Overhead Doors Along South Wall.



14' Clear Height

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Between 786 SF and 48,000 SF Available



Variety of Stores, Offices and Warehouse Space Available



Large Store Format Available



Vanilla Box with Bathroom and Separate HVAC



Highly Visible Storefront On Grand Avenue

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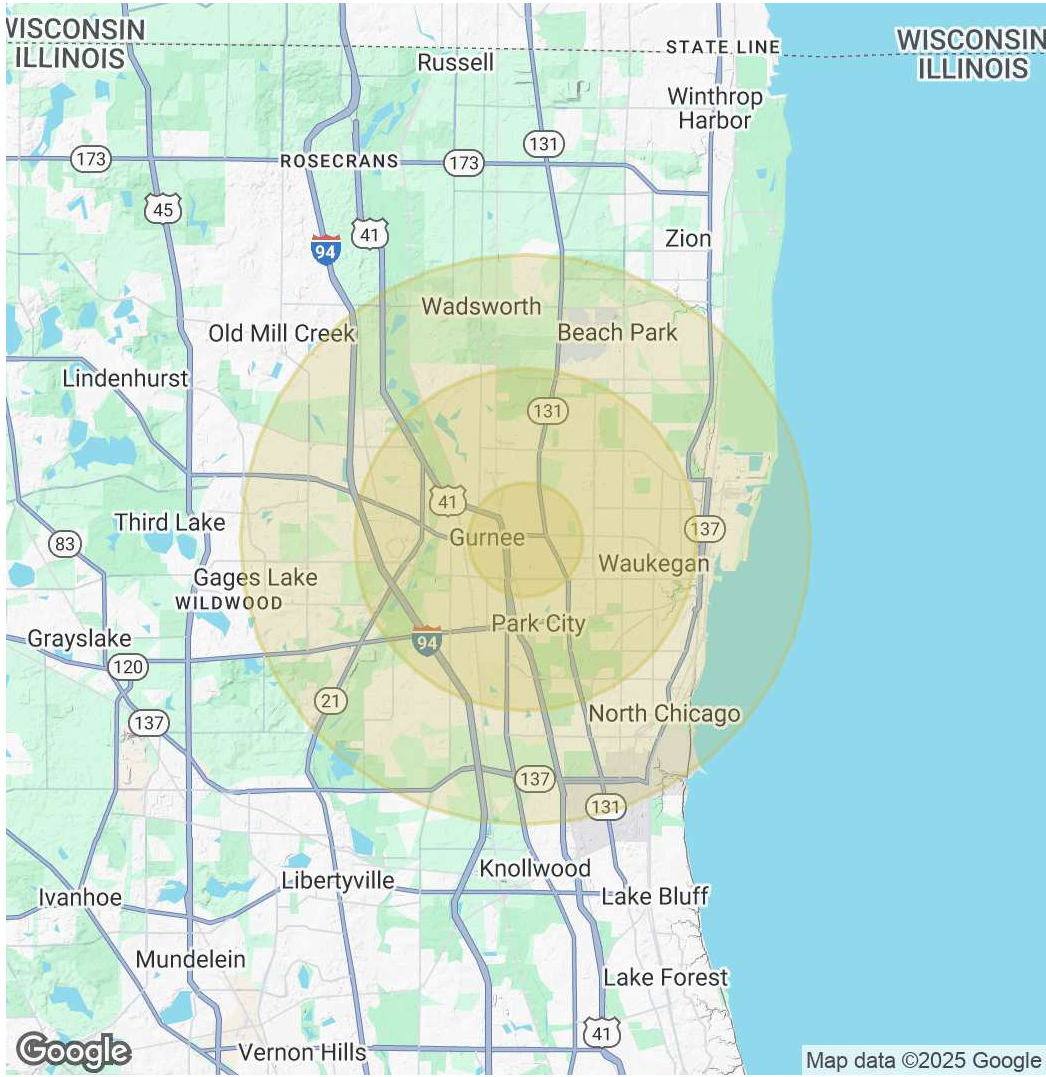
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,784	96,013	166,344
Average Age	39	37	37
Average Age (Male)	38	36	37
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,551	33,657	57,035
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$84,061	\$88,972	\$100,760
Average House Value	\$209,827	\$220,749	\$254,914

Demographics data derived from AlphaMap



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